

Project Name: Northsight Pads 3 & 4

Project Narrative:

The site is located north of the N.W.C. of Raintree Drive and SR 101. The gross area of the site is +/- 129,168 s.f. (+/- 2.97 acres), with a net area of +/- 118,118 s.f. (+/- 2.71 acres). The site has been designed for a restaurant and multi-tenant retail building with potential restaurant space. The site is accessed by way of State Route 101 Frontage Road (southbound) and uses internal private drives to the parking lot west of the buildings. The remaining sides allow for building setbacks and landscape areas. The land is currently zoned as C-2 and is vacant.

The proposed Islands Restaurant is approximately 5,450 s.f. The building will be designed for single-story construction using masonry walls, wood roof structure and a canopy system above exterior dining and waiting areas. The Islands Restaurant will apply for a building permit.

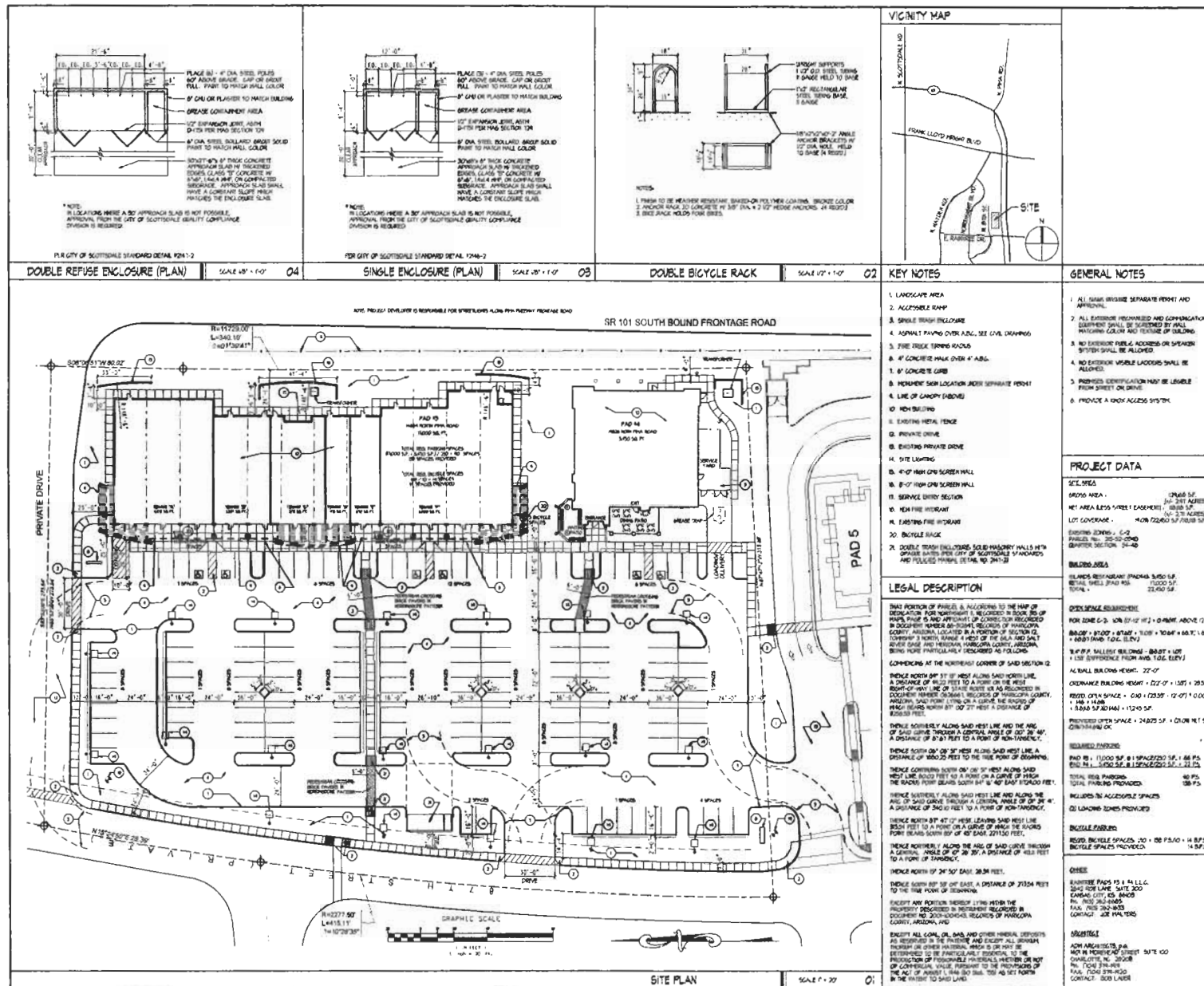
The proposed multi-tenant retail building is approximately 17,000 s.f. with potential restaurant space. The building will be designed for single-story construction using masonry walls, wood roof structure and a canopy system along the pedestrian areas. The multi-tenant retail building will apply for a gray shell permit with tenant improvement permits to follow as needed.

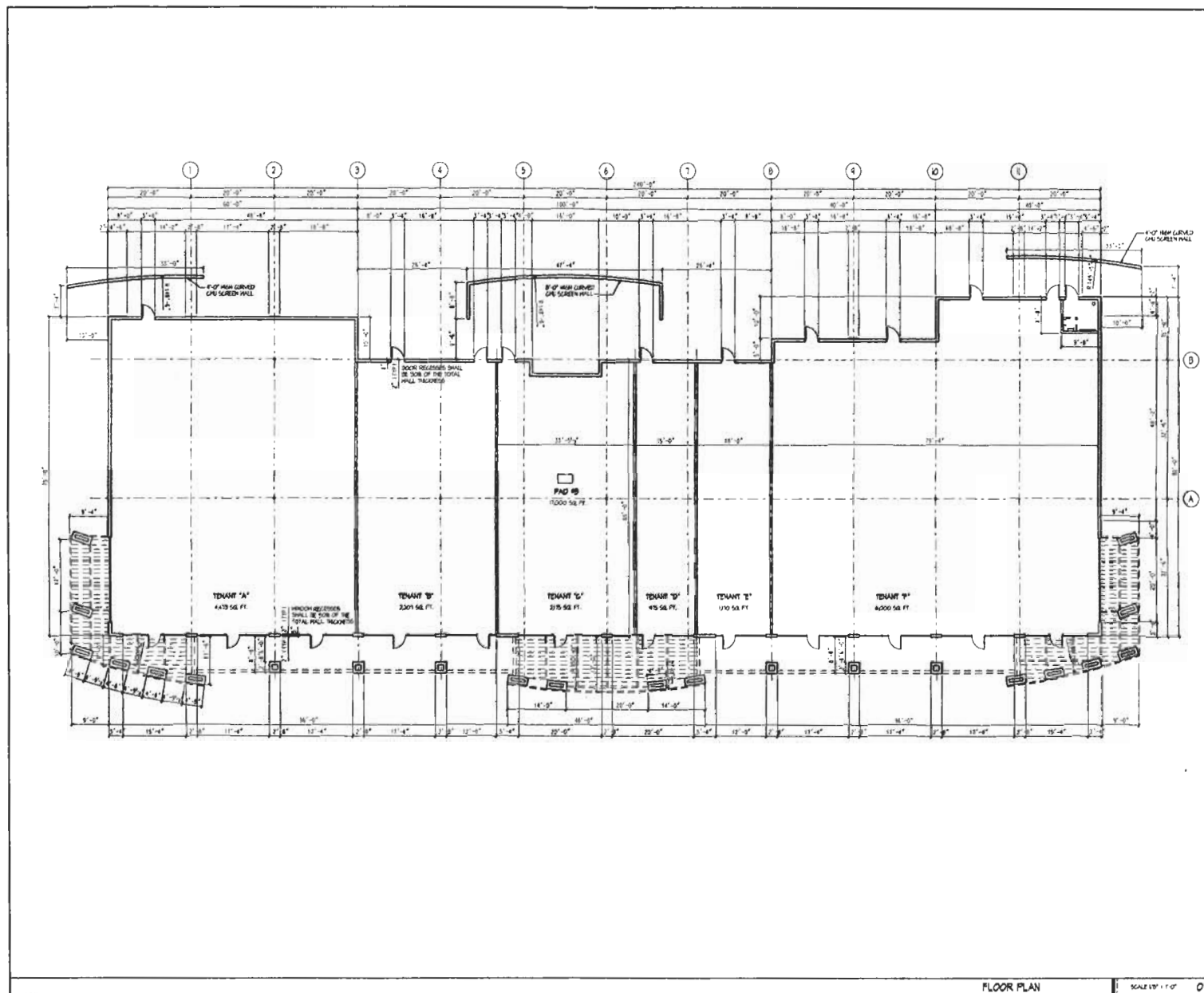
The total parking space requirement is fulfilled with 139 spaces. A parking factor of 1:250 was used for the entire site. The accessible parking spaces have been located at the front elevation for best accessibility. The surrounding landscape areas and parking lot islands will be landscaped per city standards.

Two trash enclosures are located to meet City of Scottsdale access requirements. A single refuse enclosure with grease containment area is located adjacent to the proposed Islands Restaurant. A double refuse enclosure with grease containment area is located in the parking lot for use by the tenants of the multi-tenant retail building.

The design theme of the project acknowledges the vehicular visibility from all directions by providing a variety of forms, colors, and textures. The color palette is derived from adjacent projects to ensure compatibility with the surrounding architectural environment. The use of stone accents the area of highest activity. The overhead shade canopy presents an opportunity for outdoor activity and dining. Split-face masonry is used to accent the canopy structure and provides a complimentary contrast to the painted horizontal metal accents and signage bands. The site wall located along the frontage road emulates the building shapes. Their curved shape, along with the surrounding landscaping, buffer the roadway from the building.

The proposed site will be compatible with the surrounding area by introducing retail services and dining facilities.





Architects, p.a.

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Northsight Pad #3 & #4

Scottsdale,
Arizona

FLOOR PLAN

DATE: 1/27/04 JOB NO: 04079
REV: 1/27/2005

80-DR-2003#2
REV: 1/27/2005

A100

FLOOR PLAN

SCALE: 1/8" = 1'-0"

01

**Northsight
Pad #3 & #4**

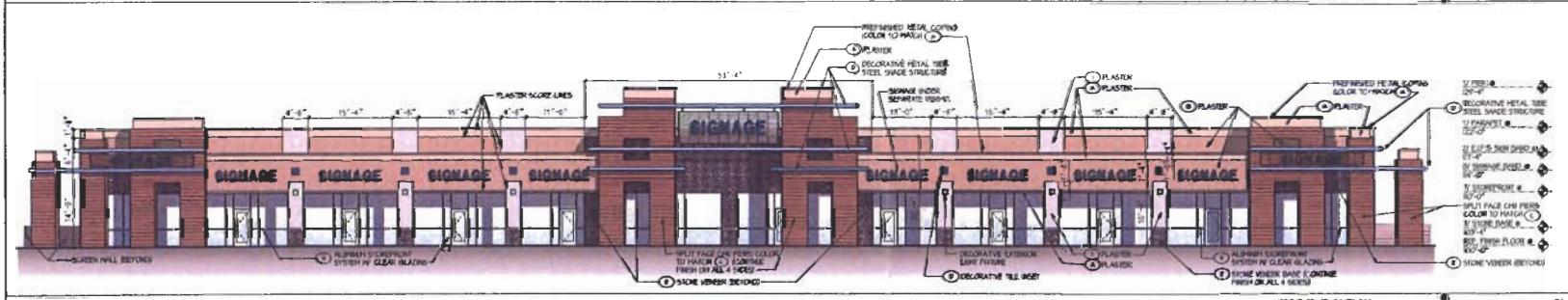
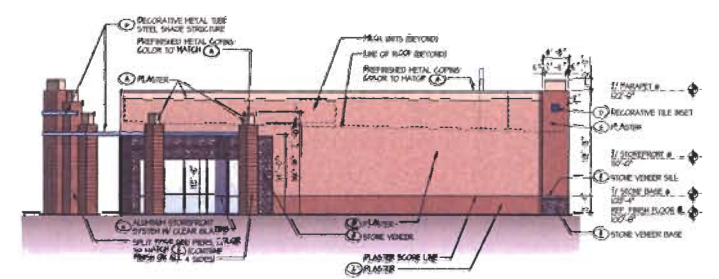
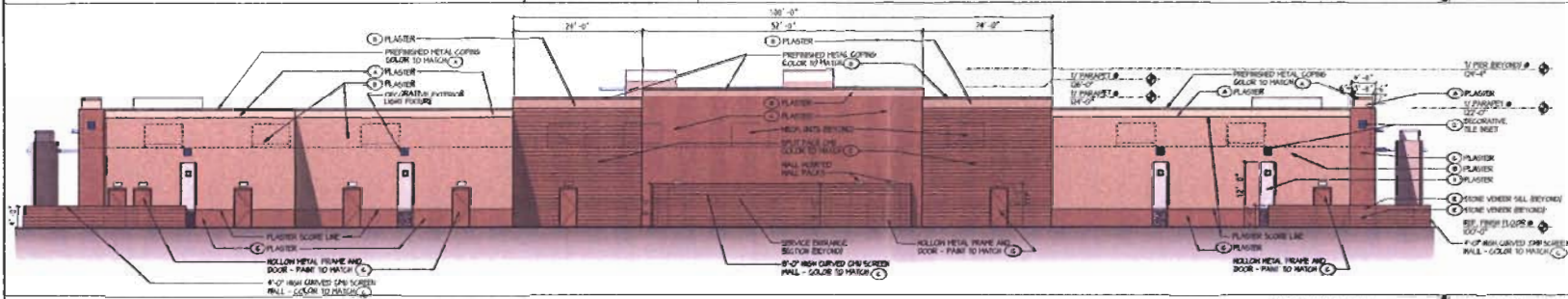
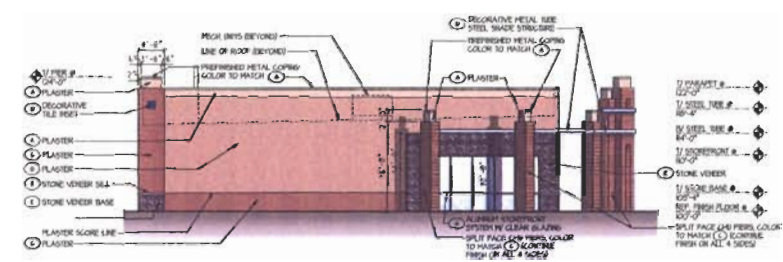
Scottsdale,
Arizona

**EXTERIOR
ELEVATIONS**

DATE: 04/24/03 DRAWN BY: BAW/DO
REVISIONS: NO DATE: 05/01/03
**80-DR-2003#2
REV: 1/27/2005**

SHEET NUMBER
A200
of 3

- FINISH SCHEDULE**
- 1 DARK EDWARDS DE 50 "SLABVENTURE"
 - 2 DARK EDWARDS DE 50 "SLAB BROWN"
 - 3 DARK EDWARDS DE 50 "ROCKY POINT"
 - 4 DARK EDWARDS DE 50 "SLABSTONE"
 - 5 CARRARO STONE "CARRARO LEMONSTONE" 19-104
 - 6 NOT SHOWN
 - 7 NOT SHOWN
 - 8 CARRARO STONE "CARRARO LEMONSTONE" 19-104
 - 9 CARRARO STONE "CARRARO LEMONSTONE" 19-104
 - 10 PETERBOROUGH PAINT 350-4 "SLAB PAVEMENT"



AREA	PERCENTAGE
3,255 S.F.	61.3%
287 S.F.	5.4%
1,100 S.F.	20.9%
156 S.F.	2.9%
503 S.F.	9.5%
5,310 S.F.	100%

JULY 22, 2006
ANNOUNCEMENT NO. 2006-08
JULY 22, 2006



NORTH ELEVATION



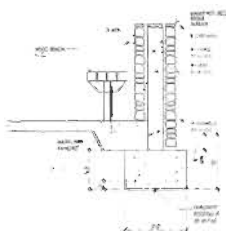
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



WALL DETAIL (PATIO) N.T.S.

NOTES:

1. ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR, EXCEPT THAT OVERFLOW SCUPPERS SHALL BE ALLOWED.
2. SIGNS ARE BY SEPARATE PERMITS AND APPROVAL (ARTICLE VII, Z.O.)
3. SHEET METAL COPING SHALL BE PAINTED TO MATCH ADJACENT BUILDING WALL SURFACE.
4. GLAZING SHALL NOT HAVE A REFLECTANCE OF OUTDOOR VISIBLE LIGHT EXCEEDING 17%.



RETAIL DEVELOPMENT
NORTHSIGHT PADS 3 & 4
Scottsdale, AZ

Applicant:
Islands Restaurants, L.P.
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Garden Grove, CA 92647
Phone: (714) 268-1859
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ISLANDS RESTAURANT

SCOTTSDALE, AZ



Project Number: N4039
June 17, 2004
November 28, 2004
January 26, 2005

ELEVATIONS

**LEE & SAKAHARA
ARCHITECTS, AIA**
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80-DR-2003#2
REV: 1/27/2005